

Bernard Street Elevation



Key				
OJ = Open joints BT= Bronze Treatment ST=Steam Clean WA=Water Aggregate Clean INV=Investigate M=Moulded MB:ID = Moulded Brick Indent BIO= Remove plant and biocide IWT= Ironwork Treatment ALT= Alternative Method B:ID=Brick Indent		CI = Carved Stone Indent MR= Lime Mortar Repair ID = Stone Indent NP = New Chimney Pot SC=Shelter Coat C=Crack REM=Remove RF, MR=Remove fixings V= Voussoir > = Up to	M:ID= Moulded Stone Indent RR= Rake & Repoint RF, MR = Remove Fixings VRR=Voussoir (Red Rubber) LR=Lime Run off CR= Cut out and repoint BD= Install Bird-deterrent DF=De frass (Tool off) G=Grout	TC:ID= terracotta Indent LW=Lime Wash PR= SS Pin & Resin Repair SCT=Scaffold Tie MMR= Moulded Mortar Repair P=Possible/Consider R=Render Repair SC= Shelter Coat PT=Poultice

Condition rating: R = Required Imminently P = Preferred F = Future /Improvement
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ITEM	ELEVATION	DESCRIPTION OF WORK AREA	LENGTH	DEPTH	HEIGHT	PHOTO REF.	REPAIR	CODE	RATING	LENGTH	DEPTH	HEIGHT	NO	QTY	UNIT
1	Bernard Street - Top of elevation	BIO growth at top of far left gable rear				1	Remove plant and biocide roots	BIO	R				1	1	ITEM
2	Bernard Street	OJ to side of far left gable return				2	RR	RR	R	10.000			1	10.000	LM
3	Bernard Street	Far left gable return OJ by the console					RR	RR	R	10.000			1	10.000	LM
4	Bernard Street	Damaged moulded terracotta on far left gable return	300		300	3	MR	MR	F	0.300		0.300	1	0.090	M ²
5	Bernard Street	OJ to coping of parapet	500			4	RR	RR	R	0.500			13	6.500	LM
6	Bernard Street	OJ in parapet brickwork				4	RR allow for 0.5M ² in various areas	RR	R	0.500		1.000	1	0.500	M ²
7	Bernard Street	OJ to string course below parapet	500			5	RR	RR	R	0.500			15	7.500	LM
8	Bernard Street	defective brickwork below string course				6	Cut out and replace stretchers	B:ID	R				5	5	NO
9	Bernard Street	OJ in brickwork below string course				6	RR allow for 0.5M ² in various areas	RR	R	0.500		1.000	1	6	M ²
10	Bernard Street	OJ in terracotta quoins				7	RR	RR	R	10.000			1	1	LM

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11	Bernard Street	OJ to cornice (from left corner of Bernard Street to first curved tower)				8	RR	RR	R	1.000			78	15	LM
12	Bernard Street	OJ in fascia below cornice					Allow for 100% RR	RR	R	1.000			78	5	LM
13	Bernard Street	OJ in brickwork below fascia above 5th floor window				9	RR	RR	R	2.000		1.000	1	2.000	M ²
14	Bernard Street	OJ to terracotta quoins fall height from cornice to ashlar course at basement level				10	RR	RR	R	0.500			220	110.000	LM
15	Bernard Street	OJ in cills	400			11	RR	RR	R	0.400			2	0.800	LM
16	Bernard Street	Missing section on nosing of cill	150		50	12	MR	MR	F	0.150		0.050	1	0.008	M ²
17	Bernard Street	OJ in cill	400			13	RR	RR	R	0.400			2	0.800	LM
18	Bernard Street	OJ to 2nd floor window cill	400			14	RR	RR	R	0.400			2	0.800	LM
19	Bernard Street	OJ to round window	400			15 a&b	RR	RR	R	0.400			12	4.800	LM
20	Bernard Street	Bird waste on round windows	400		400	16	Clean of waste and install bird-deterrent	BD	R	0.400		0.400	1	0.160	M ²
21	Bernard Street	Missing section of nose of string course by down pipe	200		100	17	MR	MR	R	0.200		0.100	1	0.020	M ²
22	Bernard Street	Missing section of nose of string course	200		100	19	MR	MR	R	0.200		0.100	1	0.020	M ²
23	Bernard Street	Missing section on nose of string course	500		100	20	MR	MR	R	0.500		0.100	1	0.050	M ²
24	Bernard Street	String course on left of down pipe terracotta damaged	400	500	400	20	Replace section of terracotta	TC:ID	R	0.400	0.500	0.400	1		NO
25	Bernard Street	Old failing repair between pipes	150		400	21 a&b	MR	MR	R	0.150		0.400	1	0.060	M ²
26	Bernard Street	C to terracotta on right hand side of down pipe	500	500	400	22	Replace section of terracotta	TC:ID	R	0.500	0.500	0.400	1		NO
27	Bernard Street	OJ in string course from corner of elevation to junction of gable with balcony				18, 23 a&b	RR	RR	R	0.500			68	34.000	LM
28	Bernard Street	OJ in ashlar below string course				24 a-c	RR	RR	R	0.500			10	5.000	LM
29	Bernard Street	OJ to cill of 1st floor window	500			25	RR	RR	R	0.500			5	2.500	LM
30	Bernard Street	Failing old repair to nose of cill	150		100	26 a&b	MR	MR	R	0.150		0.100	1	0.015	M ²
31	Bernard Street	C to drip of cill	150			27	RR C	RR	R	0.150			1	0.150	LM
32	Bernard Street	C in ashlar	450	100	250	28 a&b	Replace terracotta block	TC:ID	R	0.450	0.100	0.250	1		NO

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33	Bernard Street	Missing section of nose of string course	100		50	29	MR	MR	R	0.100		0.050	1	0.005	M ²
34	Bernard Street	Missing section of nose of string course	150		50	30	MR	MR	R	0.150		0.050	1	0.008	M ²
35	Bernard Street	Missing section of nose of string course	100		50	31	MR	MR	R	0.100		0.050	1	0.005	M ²
36	Bernard Street	Missing section of nose of string course	100		50	32 a&b	MR	MR	R	0.100		0.050	1	0.005	M ²
37	Bernard Street	Missing section of nose of string course	150		50	33	MR	MR	R	0.150		0.050	1	0.008	M ²
38	Bernard Street	OJ in basement ashlar course					RR	RR	R	0.500			1	0.500	LM
39	Bernard Street	Damage to nosing of basement cill course	350	200	250	34 a-d	Replace terracotta sections	TC:ID	P	0.350	0.200	0.250	8		NO
40	Bernard Street	Old iron fixing to the left of the door				35	Remove fixing and make good hole	RF, MR	R				1		NO
41	Bernard Street	Hole in arch at basement level	150		75	36	Mortar repair hole	MR	R	0.150		0.075	1	0.011	M ²
42	Bernard Street	OJ in stair return				37	RR	RR	R	4.000			1	4.000	LM
43	Bernard Street	C in neck of gable ball finial			300	38	Secure ball with 2 pins and resin	PR	R			0.300	1	1	ITEM
44	Bernard Street	OJ to top of gable				39 a-c	RR	RR	R	1.000			30	30.000	LM
45	Bernard Street	Damage to nosing of right scroll	200		100	40	MR	MR	R	0.200		0.100	1	0.020	M ²
47	Bernard Street	C in window head of arrow slot window			400	41	RR	RR	R			0.400	1	0.400	LM
48	Bernard Street	C in right hand jamb of arrow slot window			200	42	RR	RR	R			0.200	1	0.200	LM
49	Bernard Street		300			43	RR	RR	R	0.300			1	0.300	LM
50	Bernard Street	Ashlar in c to springer, LHS of gable	300				RR	RR	R	0.300			1	0.300	LM
51	Bernard Street	OJ in gable terracotta				44 a-c	RR	RR	R	0.500			60	30.000	LM
52	Bernard Street	OJ in gable brickwork					RR	RR	R	1.000		1.000	1	1.000	M ²
53	Bernard Street	C to ashlar stop in gable LHS	200			45	RR	RR	R	0.200			1	0.200	LM
54	Bernard Street	OJ in LHS half column				46	RR	RR	R	0.500			30	15.000	LM
55	Bernard Street	OJ in RHS half column				47	RR	RR	R	0.500			30	15.000	LM

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56	Bernard Street	OJ in cill course	300			48	RR	RR	R	0.300			9	0.300	LM
58	Bernard Street	OJ in gable brickwork band				50	RR	RR	R	1.000		1.500	1	1.500	M ²
61	Bernard Street	OJ in terracotta RHS half column 6th floor				53	RR	RR	R	0.500			20	10.000	LM
62	Bernard Street	OJ in terracotta LHS half column 6th floor				54	RR	RR	R	0.500			20	10.000	LM
63	Bernard Street	OJ in terracotta of 6th floor gable window surround, associated ashlar and string course				55 a-d	RR	RR	R	0.500			40	20.000	LM
64	Bernard Street	OJ to 6th floor cill course	250			56 a&b	RR	RR	R	0.250			9	2.250	LM
65	Bernard Street	OJ to left and right hand terracotta half column at brick course level				57 a&b	RR	RR	R	0.500			12	6.000	LM
66	Bernard Street	Damaged bricks				58 a&b	Replace brick stretchers	B:ID	R				6	6	NO
67	Bernard Street	OJ in brickwork band				59	RR	RR	R	2.000		1.000	1	2.000	M ²
68	Bernard Street	OJ in half column at 5th floor level LHS				60	RR allow 8LM per half column	RR	R	0.500			32	16.000	LM
69	Bernard Street	OJ to string above 5th floor window	400			61 a&b	RR	RR	R	0.400			12	4.800	LM
70	Bernard Street	Damaged stretcher brick LHS of section				62 a&b	Replace brick stretcher	B:ID	R				1	1	NO
71	Bernard Street	OJ in 5th floor window head	500			63	RR	RR	R	0.500			4	2.000	LM
72	Bernard Street	C in terracotta at junction with railing restraint LHS	200		500	64	Replace section of terracotta	TC:ID	R	0.200	0.250	0.500	1		NO
73	Bernard Street	Possible crack in LHS medillion of 4th floor balcony	100			65	INV allow for PR, RR	INV, PR, RR	R	0.100			1	0.100	LM
74	Bernard Street	Poor stucco repair to egg and dart course	500		200	66	Replace section of terracotta	TC:ID	P	0.500	0.250	0.200	1		NO
75	Bernard Street	OJ in egg and dart course below 4th floor balcony	200			67	RR	RR	R	0.200			14	2.800	LM
76	Bernard Street	OJ to ashlar and string course below 4th floor balcony	200			68 a&b	RR	RR	R	0.200			10	2.000	LM
77	Bernard Street	Bird waste to top of half columns both sides below 4th floor balcony				69 a&b	Remove waste and bird deterrent gel and install new pin and wire bird deterrent	BD	R	1.000		0.400	2	0.800	ITEM
78	Bernard Street	Failing egg and dart above console	2m	150	100	70 a&b	Replace section of terracotta	TC:ID	R	2.000	0.150	0.100	1		NO
79	Bernard Street	OJ to terracotta banding	200			71 a-c	RR	RR	R	0.200			8	1.600	LM
80	Bernard Street	OJ in 3rd floor balcony featured coping and pediment	500			72 a-c	RR	RR	R	0.500			12	6.000	LM

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81	Bernard Street	OJ in 3rd floor balcony Ashlar below pediment				73	RR	RR	R	12.000			1	12.000	LM
82	Bernard Street	Damage to terracotta string below 3rd floor balcony	450	500	300	74	Replace terracotta block	TC:ID	R	0.450	0.500	0.300	1		NO
83	Bernard Street	OJ in terracotta frieze below cornice				75	RR	RR	R	4.000			1	4.000	LM
84	Bernard Street	OJ in 2nd Floor Window Head	600			76	RR	RR	R	0.600			3	1.800	LM
86	Bernard Street	OJ in window jambs Left and Right hand side	600			78 a&b	RR	RR	R	0.600			18	10.800	LM
87	Bernard Street	OJ in cill course 3rd floor	600			79 a&b	RR	RR	R	0.600			13	7.800	LM
90	Bernard Street	C in string course RHS	450	400	250	82	Replace terracotta block	TC:ID	R	0.450	0.400	0.250	1		NO
91	Bernard Street	OJ in string course, egg and dart and ashlar above 1st floor window	500			83 a&b	RR	RR	R	0.500			12	6.000	LM
92	Bernard Street	Old mortar repair LHS of first floor window	125		60	84	MR	MR	R	0.125		0.060	1	0.008	M ²
93	Bernard Street	Damage to nose of first floor cill	250		100	85 a&b	MR	MR	R	0.250		0.100	1	0.025	M ²
94	Bernard Street	Damage to nose of first floor cill	100		100	86	MR	MR	R	0.100		0.100	1	0.010	M ²
95	Bernard Street	OJ in first floor cill course	400			87	RR	RR	R	0.400			8	3.200	LM
96	Bernard Street	OJ in LHS pier					RR	RR	R	3.000			1	3.000	LM
97	Bernard Street	OJ in RHS pier				88	RR	RR	R	3.000			1	3.000	LM
98	Bernard Street	Old repair in base of RHS pier	250		150	89	MR	MR	R	0.250		0.150	1	0.038	M ²
99	Bernard Street	Foliage at base of RHS pier				90	Remove plant and biocide roots	BIO	R				1	1	NO
100	Bernard Street	OJ in dental course				91 a&b	RR	RR	R	10.000			1	10.000	LM
101	Bernard Street	Damage to base of RHS column	300		200	92	MR	MR	R	0.300		0.200	1	0.060	M ²
102	Bernard Street	Large iron fixings in LHS and RHS of door				93	Remove fixing and MR	RF, MR	R				2		NO
103	Bernard Street	Old wooden plugs in LHS of door				94	Remove fixing and MR	RF, MR	R				10		NO
104	Bernard Street	damage to the terracotta plinth to the left and right of door	400	100	100	95 a&b	Replace terracotta block	TC:ID	P	0.400	0.100	0.100	4		NO
105	Bernard Street	OJ to terracotta balustrade of entrance stairs				96 a&b	RR	RR	R	20.000			1	20.000	LM

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106	Bernard Street	OJ in parapet coping from gable to tower	500			97 a&b	RR	RR	R	0.500			50	25.000	LM
107	Bernard Street	OJ in parapet brickwork under the joints in the coping				98 a-c	RR	RR	R	6.000		1.000	1	6.000	M ²
108	Bernard Street	OJ in cornice	500			99 a&b	RR	RR	R	0.500			72	36.000	LM
109	Bernard Street	OJ in 5th floor window head	2LM			100	RR 2LM per window	RR	R	2.000			7	14.000	LM
110	Bernard Street	OJ in window jambs and mullions	10LM				RR 10LM per window	RR	R	10.000			7	70.000	LM
111	Bernard Street	Historic repair in egg and dart course	1M	200	150	101 a&b	Replace section of terracotta	TC:ID	R	1.000	0.150	0.100	1		NO
112	Bernard Street	Historic repair in egg and dart course on console	400	200	150	102	Replace section of terracotta	TC:ID	R	0.400	0.150	0.100	1		NO
113	Bernard Street	Old pointing in egg and dart course				103	RR	RR	R	6.000			1	6.000	LM
114	Bernard Street	Water damage to soffit of 4th floor balcony	45M	1.2M		104 a-e	Investigation by an engineer to determine structural integrity of the balcony required	INV	R	45.000	1.200		1	54.000	M ²
115	Bernard Street	Historic render repair to medillion under 4th floor balcony	1.5M	300	400	105 a&b	Replace with terracotta to match originals	TC:ID	F	1.500	0.300	0.400	2		NO
116	Bernard Street	Damaged medillion under 4th floor balcony	1.5M	300	400	106 a&b	Replace with terracotta to match originals if not to be done see item 115b	TC:ID	F	1.500	0.300	0.400	1		NO
117	Bernard Street	C in mortar repair in medillion under 4th floor balcony	700		300	107 a&b	If not doing item 115a, MR	MR	R	0.700		0.300	1	0.210	M ²
118	Bernard Street	Bird deterrent gel on 3rd floor window transoms	2M			108 a&b	Remove gel bird deterrent and install new pin and wire bird deterrent	BD	R	2.000			23	46.000	LM
119	Bernard Street	Failed bird deterrent to underside of 3rd floor balcony by down pipe	1M			109	Remove gel bird deterrent and install new pin and wire bird deterrent	BD	R	1.000			1	1.000	LM
120	Bernard Street	Water damage to soffit of 3rd floor balcony	45M	1.2M		110	Investigation by an engineer to determine structural integrity of the balcony required	INV	R	45.000	1.200		1	54.000	M ²
121	Bernard Street	OJ in window heads of 2nd floor windows	2LM			111	RR 2LM per window	RR	R	2.000			7	14.000	LM
123a	Bernard Street	C to quoin at junction with railing	300	250	350	113 a-c	Treat steel	IWT	R				1	1	NO
124	Bernard Street	Foliage in rain water pipe by LHS of 2nd floor balcony				114	Remove plant and biocide roots	BIO	R				1	1	ITEM
125	Bernard Street	Bird waste on Ashlar	1M			115	Remove gel bird deterrent and install new bird protection	BD	R	1.000			1		ITEM
126	Bernard Street	Water damage to soffit of 2nd floor balcony	45M	1.2M		116 a-h	Investigation by an engineer to determine structural integrity of the balcony required	INV	R	45.000	1.200		1		ITEM
127	Bernard Street	OJ in egg and dart course below 2nd floor balcony	25LM			117 a&b	RR	RR	R	0.200			125	25.000	LM

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128	Bernard Street	C in medillions underneath 2nd floor balcony	1M			118 a-j	Investigation by an engineer to determine structural integrity of the balcony required. Allow for RR and PR for each medillion. NB Investigation by Client's Engineer	INV, PR, RR	R	1.000			7	7.000	LM
129	Bernard Street	Historic MR to egg and dart course beneath 2nd floor balcony above rainwater pipe	700	150	100	119 a&b	Replace section with terracotta	TC:ID	R	0.700	0.150	0.100	1		NO
130	Bernard Street	Historic MR to egg and dart course beneath 2nd floor balcony	150	150	100	120	Replace section with terracotta	TC:ID	R	0.150	0.150	0.100	1		NO
131	Bernard Street	Historic MR to egg and dart course on medillion beneath 2nd floor balcony	400	150	100	121	Replace section with terracotta	TC:ID	R	0.400	0.150	0.100	1		NO
132	Bernard Street	Historic MR to egg and dart course on medillion beneath 2nd floor balcony	1.2M	150	100	122	Replace section with terracotta	TC:ID	R	1.200	0.150	0.100	1		NO
133	Bernard Street	Historic MR to egg and dart course on medillion beneath 2nd floor balcony	1.2M	150	100	123	Replace section with terracotta	TC:ID	R	1.200	0.150	0.100	1		NO
134	Bernard Street	Historic MR to egg and dart course beneath 2nd floor balcony	1M	150	100	124	Replace section with terracotta	TC:ID	R	1.000	0.150	0.100	1		NO
135	Bernard Street	Historic MR to egg and dart course beneath 2nd floor balcony above rainwater pipe and grate	1.2M	150	100	125	Replace section with terracotta	TC:ID	R	1.200	0.150	0.100	1		NO
136	Bernard Street	Historic MR to egg and dart course on left and right hand side of medillion beneath 2nd floor balcony	300	150	100	126	Replace section with terracotta	TC:ID	R	0.300	0.150	0.100	2		NO
137	Bernard Street	Historic MR to egg and dart course on medillion beneath 2nd floor balcony	1.2M	150	100	127	Replace section with terracotta	TC:ID	R	1.200	0.150	0.100	1		NO
138	Bernard Street	Water damage to ashlar beneath 2nd floor balcony by rainwater pipe and grate	300	150	250	128	Replace terracotta block	TC:ID	R	0.300	0.150	0.250	2		NO
139	Bernard Street	OJ to 1st floor window head in balcony section	2LM			129	RR allow 2LM per window	RR	R	2.000			7	14.000	LM
140	Bernard Street	SCT in 1st floor balcony brick course				130 a-d	Remove fixing and MR	RF, MR	R				4		NO
141	Bernard Street	C in attached bottle	75	150	450	131	Replace half bottle	TC:ID	R	0.075	0.150	0.450	1		NO
142	Bernard Street	C in bottle	150	150	450	132	Replace bottle	TC:ID	R	0.150	0.150	0.450	1		NO
143	Bernard Street	Central joint of balustrade is opening up	40M			133a-m	See Note N1	INV	R	40.000			1		ITEM
144	Bernard Street	Bases of the piers are cracking or have a been historically repaired	300		200	134	MR	MR	R	0.300		0.200	14	0.840	M ²
145	Bernard Street	Attached bottle poorly weathered	75	150	450	135	Replace half bottle	TC:ID	R	0.075	0.150	0.450	1		NO
146	Bernard Street	C in bottle	150	150	450	136	Replace bottle	TC:ID	R	0.150	0.150	0.450	1		NO
147	Bernard Street	C in bottle	150	150	450	137	Replace bottle	TC:ID	R	0.150	0.150	0.450	1		NO
148	Bernard Street	C in bottle	150	150	450	138	Replace bottle	TC:ID	R	0.150	0.150	0.450	1		NO

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149	Bernard Street	C in bottle	150	150	450	139	Replace bottle	TC:ID	R	0.150	0.150	0.450	1		NO
150	Bernard Street	C in bottle	150	150	450	140	Replace bottle	TC:ID	R	0.150	0.150	0.450	1		NO
151	Bernard Street	Damaged plinth beneath bottle course	1.5M	250	150	141	Replace section of terracotta	TC:ID	R	1.500	0.250	0.150	1		NO
152	Bernard Street	C in plinth beneath bottle course	400	250	150	142	Replace section of terracotta	TC:ID	R	0.400	0.250	0.150	1		NO
153	Bernard Street	Damaged drip to first floor balcony	40M	250	150	143 a-k	Investigate cause of failure. Allow for the drip to be re-run	INV, MR	R	40.000		0.350	1	14.000	M ²
154	Bernard Street	Water damage to soffit of 1st floor balcony	45M	1.2M		144 a-d	Investigation by an engineer to determine structural integrity of the balcony required	INV	R	45.000	1.200		1		ITEM
155	Bernard Street	Dental course below 1st floor balcony is damaged next to rainwater pipe	450	250	200	145	Replace section of terracotta	TC:ID	R	0.450	0.250	0.200	1		NO
156	Bernard Street	Dental course on medillion below 1st floor balcony is damaged	1.6M	250	200	146	Replace section of terracotta	TC:ID	R	1.600	0.250	0.200	1		NO
157	Bernard Street	Dental course on medillion below 1st floor balcony is damaged	1.1	250	200	147	Replace section of terracotta	TC:ID	R	1.100	0.250	0.200	1		NO
158	Bernard Street	Dental course on medillion below 1st floor balcony is damaged	500	250	200	148	Replace section of terracotta	TC:ID	R	0.500	0.250	0.200	1		NO
159	Bernard Street	Dental course above ground floor window keystone is damaged	500	250	200	149	Replace section of terracotta	TC:ID	R	0.500	0.250	0.200	1		NO
160	Bernard Street	C in ashlar above ground floor windows	250			150 a&b	RR	RR	R	0.250			2	0.500	LM
161	Bernard Street	C in face of medillion beneath 1st floor balcony	400			151 a-c	RR, pin and resin	PR, RR	R	0.400			2	0.800	LM
163	Bernard Street	SCT at ground floor level				153 a-e	Remove fixings and MR	RF, MR	R				7		NO
164	Bernard Street	Failed bird deterrent between mullions	750		1.5	154	Renew bird netting	BD	R	0.750		1.500	3	3.375	M ²
165	Bernard Street	Damaged nose of ground floor window cill	100		60	155	MR	MR	P	0.100		0.060	1	0.006	M ²
166	Bernard Street	Damaged nose of ground floor window cill	50		60	156	MR	MR	P	0.050		0.060	1	0.003	M ²
167	Bernard Street	Damaged nose of ground floor window cill	50		50	156	MR	MR	P	0.050		0.050	1	0.003	M ²
168	Bernard Street	Damaged nose of ground floor window cill	200		100	157	MR	MR	P	0.200		0.100	1	0.020	M ²
169	Bernard Street	Damaged nose of ground floor window cill	100		60	157	MR	MR	P	0.100		0.060	1	0.006	M ²
170	Bernard Street	Damage to nose of string course at ground floor cill level	75		75	158a-n	MR	MR	P	0.075		0.075	16	0.090	M ²
171	Bernard Street	Damage to nose of string course at ground floor cill level	400		75	159	MR	MR	P	0.400		0.075	1	0.030	M ²

ITEM	ELEVATION	DESCRIPTION OF WORK AREA	LENGTH	DEPTH	HEIGHT	PHOTO REF.	REPAIR	CODE	RATING	LENGTH	DEPTH	HEIGHT	NO	QTY	UNIT
172	Bernard Street	Terracotta ashlar blown at junction with ground floor railing support	350	150	250	160	Replace terracotta block	TC:ID	R	0.350	0.150	0.250	1		NO
173	Bernard Street	Hole in ashlar above string course at ground floor balustrade level	100		100	161	MR	MR	R	0.100		0.100	1	0.010	M ²
174	Bernard Street	C in ashlar below string course at ground floor balustrade level	250			162	RR	RR	R	0.250			5	1.250	LM
175	Bernard Street	C in ground floor balustrade bottle	100	100	450	163	Replace bottle	TC:ID	R	0.100	0.100	0.450	1		NO
176	Bernard Street	Terracotta ashlar blown at junction with ground floor railing support	350	150	250	164 a-c	Replace terracotta block	TC:ID	R	0.350	0.150	0.250	1		NO
177	Bernard Street	C in moulded courses at basement level	400			165 a-d	RR	RR	R	0.400			4	1.600	LM
178	Bernard Street	C in basement window keystone	600			166	RR, pin with 2 pins and resin	PR,RR	R	0.600			1	0.600	LM
179	Bernard Street	OJ in basement level ashlar, moulding and cill course				167	RR allow 20LM in various areas	RR	R	20.000			1	20.000	LM
181	Bernard Street	OJ to turret 7th floor window heads	1m			169 a&b	RR	RR	R	1.000			8	8.000	LM
182	Bernard Street	OJ to Jams and piers between turret 7th floor windows				170 a-c	RR allow 10LM per Pier/Jamb	RR	R	10.000			5	50.000	LM
185	Bernard Street	OJ in turret 7th floor cill	250			172	RR	RR	R	0.250			18	4.500	LM
186	Bernard Street	OJ in ashlar below turret 7th floor cill				173 a&b	RR allow for 25LM	RR	R	25.000			1	25.000	LM
188	Bernard Street	OJ to turret 6th floor window heads	1M			175	RR	RR	R	1.000			6	6.000	LM
189	Bernard Street	OJ to Jams and piers between turret 6th floor windows				176 a&b	RR allow 10LM per Pier/Jamb	RR	R	10.000			4	40.000	LM
191	Bernard Street	OJ in turret 6th floor cill	250			178 a-c	RR	RR	R	0.250			14	3.500	LM
192	Bernard Street	OJ in ashlar below turret 6th floor cill				179 a&b	RR allow for 20LM	RR	R	20.000			1	20.000	LM
195	Bernard Street	OJ to Jams and piers between turret 5th floor windows				182	RR allow 10LM per Pier/Jamb	RR	R	10.000			4	40.000	LM
196	Bernard Street	Damaged terracotta quoin LHS of turret 5th floor level	400	200	300	182	Replace terracotta block	TC:ID	R	0.400	0.200	0.300	2		NO
197	Bernard Street	Both turrets and the gable between OJ in cornice and featured band below				183 a&b	RR	RR	R	20.000			1	20.000	LM
198	Bernard Street	OJ in turret 4th floor cill	250			184 a&b	RR	RR	R	0.250			18	4.500	LM
199	Bernard Street	OJ in ashlar on turret below 4th floor cill				185 a&b	RR allow for 20LM	RR	R	20.000			1	20.000	LM
200	Bernard Street	OJ in turret string and egg and dart courses above 3rd floor windows				186 a-c	RR allow 10LM	RR	R	10.000			1	10.000	LM

ITEM	ELEVATION	DESCRIPTION OF WORK AREA	LENGTH	DEPTH	HEIGHT	PHOTO REF.	REPAIR	CODE	RATING	LENGTH	DEPTH	HEIGHT	NO	QTY	UNIT
201	Bernard Street	C in ashlar and window head joint above 3rd floor turret window	800			187 a&b	RR	RR	R	0.800			1	0.800	LM
202	Bernard Street	OJ to Jamb and piers between turret 3rd floor windows				188 a&b	RR allow 32LM for all jambs and piers	RR	R	32.000			1	32.000	LM
203	Bernard Street	OJ to cill of turret 3rd floor windows	250			189 a-c	RR	RR	R	0.250			18	4.500	LM
204	Bernard Street	OJ in ashlar below turret 3rd floor cill level				190 a&b	RR	RR	R	20.000			1	20.000	LM
205	Bernard Street	C to ashlar on RHS of turret at 3rd floor level				191 a&b	RR	RR	R	0.300			1	0.300	NO
206	Bernard Street	OJ to string and egg and dart courses above turret 2nd floor window				192	RR	RR	R	0.200			50	10.000	LM
207	Bernard Street	C in bottom moulding of egg and dart course above turret 3rd floor window LHS	300		75	192	MR	MR	R	0.300		0.075	1	0.023	M ²
208	Bernard Street	OJ in turret 2nd floor cill	250			193	RR	RR	R	0.250			18	4.500	LM
209	Bernard Street	OJ in ashlar on turret below 2nd floor cill				194 a-d	RR	RR	R	20.000			1	20.000	LM
210	Bernard Street	C in ashlar on turret below 2nd floor cill	350			194 a-d	RR	RR	R	0.350			4	1.400	LM
211	Bernard Street	C in RHS of turret that runs through the string, ashlar and 1st floor window head	1.2M			195	Investigation is required. Allow for RR and PR	INV, PR, RR	R	1.200			1	1.200	LM
212	Bernard Street	C in window head of 1st floor window LHS of turret	300			196	RR, pin and resin	PR, RR	R	0.300			1	0.300	LM
213	Bernard Street	Historic repair to right hand jamb of turret 1st floor window	75		200	197	MR	MR	P	0.075		0.200	1	0.015	M ²
214	Bernard Street	OJ in turret 1st floor cill	300			198 a-d	RR	RR	R	0.300			9	2.700	LM
215	Bernard Street	Historic repair of ashlar quoin 1st floor LHS of turret	400	100	250	199	Replace terracotta block	TC:ID	R	0.400	0.100	0.250	1		NO
216	Bernard Street	Historic repair of ashlar quoin 1st floor RHS of turret	300	250	250	200 a&b	Replace terracotta block	TC:ID	R	0.300	0.250	0.250	1		NO
217	Bernard Street	Historic repair of ashlar quoin 1st floor RHS of turret	550	250	250	200 a&b	Replace terracotta block	TC:ID	R	0.550	0.250	0.250	1		NO
218	Bernard Street	Historic repair of ashlar quoin 1st floor RHS of turret	150	250	250	200 a&b	Replace terracotta block	TC:ID	R	0.150	0.250	0.250	1		NO
219	Bernard Street	Historic repair of moulded plinth 1st floor RHS of turret	900	250	200	200	Replace terracotta block	TC:ID	R	0.900	0.250	0.200	1		NO
220	Bernard Street	Historic repair of ashlar block 1st floor RHS of turret	300	150	250	200 a&b	Replace terracotta block	TC:ID	R	0.300	0.150	0.250	1		NO
221	Bernard Street	C in ashlar below turret 1st floor cill	300			201	RR	RR	R	0.300			1	0.300	LM
222	Bernard Street	OJ in ashlar and plinth of turret at 1st floor level				202	RR allow 2LM. One joint in the ashlar and 2 in the plinth below	RR	R	2.000			1	2.000	LM

ITEM	ELEVATION	DESCRIPTION OF WORK AREA	LENGTH	DEPTH	HEIGHT	PHOTO REF.	REPAIR	CODE	RATING	LENGTH	DEPTH	HEIGHT	NO	QTY	UNIT
223	Bernard Street	OJ in string and dental course above turret ground floor window				203	RR	RR	R	1.000			5	5.000	LM
224	Bernard Street	C in ashlar above turret ground floor windows	250			204	RR	RR	R	0.250			1	0.250	LM
225	Bernard Street	C in ashlar above turret ground floor windows	350			205	RR	RR	R	0.350			1	0.350	LM
226	Bernard Street	C in ashlar above turret ground floor windows	200			206	RR	RR	R	0.200			1	0.200	LM
227	Bernard Street	C in ashlar above turret ground floor windows	1M			207 a&b	Investigation required. Allow for RR	INV, RR	R	1.000			1	1.000	LM
228	Bernard Street	OJ in curved ashlar of turret at ground floor level				208	RR	RR	R	1.500			1	1.500	LM
229	Bernard Street	Wooden fixings behind downpipes	75		75	209 a-c	Remove fixings and MR	RF, MR	R	0.075		0.075	25	0.141	M ²
230	Bernard Street	Damaged nosing of return string below feature to the LHS of turret	400		100	210	MR	MR	P	0.400		0.100	1	0.040	M ²
231	Bernard Street	OJ in turret ground floor cill course	200			211	RR	RR	R	0.200			10	2.000	LM
232	Bernard Street	Damaged nose of turret ground floor window cill	100		100	212	MR	MR	P	0.100		0.100	1	0.010	M ²
233	Bernard Street	Damaged nose of turret ground floor window cill	100		50	213	MR	MR	P	0.100		0.050	2	0.010	M ²
234	Bernard Street	C in turret basement window keystone	150			214	RR	RR	R	0.150			1	0.150	LM
235	Bernard Street	Damaged top left hand corner of turret basement keystone	50		50	214	MR	MR	F	0.050		0.050	1	0.003	M ²
236	Bernard Street	C to turret plinth moulding at basement level	200			215	RR	RR	R	0.200			2	0.400	LM
237	Bernard Street	C to turret curved ashlar at basement level	250			216	RR	RR	R	0.250			1	0.250	LM
238	Bernard Street - Top of elevation	OJ to top of terracotta gable from ball finial down to 1st string (including the coping)				217	RR allow 3M ²	RR	R	3.000		1.000	1	3.000	M ²
240	Bernard Street	Damage to 1st string of gable on pier	500	450	150	219	Replace terracotta block	TC:ID	R	0.500	0.450	0.150	1		NO
241	Bernard Street	OJ to gable ashlar between 1st and 2nd string courses				220 a&b	RR	RR	R	6.000		1.000	1	6.000	M ²
245	Bernard Street	OJ in ashlar between 2nd and 3rd string courses				223 a&b	RR	RR	R	6.000		1.000	1	6.000	M ²
248	Bernard Street	OJ in 3rd string	500			225 a&b	RR	RR	R	0.500			12	6.000	LM
249	Bernard Street	Damaged bricks in brick banding beneath 3rd string				226 a&b	Replace bricks	B:ID	R				15	15	NO
250	Bernard Street	OJ in copings between 3rd and 4th string	500			226a	RR	RR	R	0.500			24	12.000	LM

ITEM	ELEVATION	DESCRIPTION OF WORK AREA	LENGTH	DEPTH	HEIGHT	PHOTO REF.	REPAIR	CODE	RATING	LENGTH	DEPTH	HEIGHT	NO	QTY	UNIT
251	Bernard Street	OJ in half column at 8th floor level left and right hand side	500			227	RR	RR	R	0.500			28	14.000	LM
252	Bernard Street	OJ in 8th floor round window	600			228	RR	RR	R	0.600			16	9.600	LM
253	Bernard Street	Foliage in parapet LHS of gable				229	Remove plant and biocide roots	BIO	R				1	1	ITEM
254	Bernard Street	OJ to turret 7th floor cills	200			230 a&b	RR	RR	R	0.200			18	3.600	LM
255	Bernard Street	OJ in parapet coping from gable to turret	500			231 a&b	RR	RR	R	0.500			25	12.500	LM
256	Bernard Street	OJ in gable 7th floor cill course	400			232 a&b	RR	RR	R	0.400			25	10.000	LM
257	Bernard Street	Damage to nose of 7th floor gable cill	150		100	233	MR	MR	P	0.150		0.100	1	0.015	M ²
258	Bernard Street	Damage to nose of 7th floor gable cill	100		100	234	MR	MR	P	0.100		0.100	1	0.010	M ²
259	Bernard Street	OJ in brick course of gable below 7th floor cill				235 a&b	RR	RR	R	2.000		1.000	1	2.000	M ²
260	Bernard Street	OJ in string course at 6th floor window head level of gable	400			236	RR allow for 5 joints in various areas	RR	R	0.400			5	2.000	LM
261	Bernard Street	OJ in 6th floor turret cill	400			237	RR	RR	R	0.400			18	7.200	LM
262	Bernard Street	Damaged bricks in brick banding at 6th floor level of gable				238 a&b	Replace bricks	B:ID	R				5	5	NO
263	Bernard Street	OJ to 6th floor cill course of gable	300			239 a-c	RR	RR	R	0.300			27	8.100	LM
264	Bernard Street	OJ in brick course below 6th floor window of gable and turret				240 a-c	RR allow 1.5M ² in various areas	RR	R	1.500		1.000	1	1.500	M ²
265	Bernard Street	OJ to string 5th floor window head level on gable	400			241 a-c	RR	RR	R	0.400			30	12.000	LM
266	Bernard Street - Top of elevation	C to ball finial	400	500	900	242 a&b	Replace ball and neck	TC:ID	R	0.400	0.500	0.900	1		NO
267	Bernard Street	OJ to cornice of gable and turret including egg and dart and decorative frieze courses beneath	1M			243 a-e	RR	RR	R	1.000			27	27.000	LM
268	Bernard Street	Iron fixings in window head	100		100	244 a&b	Remove fixings and MR	RF, MR	R	0.100		0.100	2	0.020	M ²
269	Bernard Street	OJ in turret pier	300			245	RR	RR	R	0.300			12	3.600	LM
270	Bernard Street	OJ to turret 4th floor cill	300			246 a&b	RR	RR	R	0.300			18	5.400	LM
271	Bernard Street	C in LHS turret quoin beneath 4th floor cill	800	250	250	247	Investigate and replace terracotta block	INV, TC:ID	R	0.800	0.250	0.250	1		NO
273	Bernard Street	Water damage to soffit of gable 4th floor balcony	20M	1.2M		248 a-c	Investigation by an engineer to determine structural integrity of the balcony required	INV	R	20.000	1.200		1		ITEM

ITEM	ELEVATION	DESCRIPTION OF WORK AREA	LENGTH	DEPTH	HEIGHT	PHOTO REF.	REPAIR	CODE	RATING	LENGTH	DEPTH	HEIGHT	NO	QTY	UNIT
274	Bernard Street	Historic repair to egg and dart and medillions beneath gable 4th floor balcony	300	1M	450	249 a&b	MR	MR	F	1.300		0.450	2	1.170	M ²
275	Bernard Street	Discoloured egg and dart sections on medillion returns beneath 4th floor balcony	400	150	100	250 a&b	Replace section of terracotta	TC:ID	F	0.400	0.150	0.100	3		NO
276	Bernard Street	Damaged egg and dart section beneath 4th floor balcony	300	150	100	251	Replace section of terracotta	TC:ID	R	0.300	0.150	0.100	1		NO
277	Bernard Street	Failing gel bird deterrent on capitals beneath 4th floor balcony	600	50		250b	Remove gel bird deterrent and install new bird protection	BD	R	0.600		0.050	4	0.120	M ²
278	Bernard Street	OJ to 3rd floor cill of turret	300			252	RR	RR	R	0.300			18	5.400	LM
280	Bernard Street	C in cill and ashlar joint of LHS turret quoin 3rd floor	800			254	RR	RR	R	0.800			1	0.800	LM
281	Bernard Street	Water damage to soffit of gable 3rd floor balcony	20M	1.2M		255 a-e	Investigation by an engineer to determine structural integrity of the balcony required	INV	R	20.000	1.200		1		ITEM
282	Bernard Street	Damaged egg and dart section beneath 3rd floor balcony at junctions with turrets	400	150	100	256 & 257a	Replace section of terracotta	TC:ID	R	0.400	0.150	0.100	2		NO
283	Bernard Street	C in LHS turret ashlar above 2nd floor window head (continuation of 278 and 279)	300	200	250	257a	Investigate and replace terracotta block	INV TC:ID	R	0.300	0.200	0.250	1		NO
284	Bernard Street	C in LHS turret pier above 2nd floor cill course head (continuation of 278 and 279)	2M			257 a-c	Investigate and RR	INV RR	R	2.000			1	2.000	LM
286	Bernard Street	C through drip of 1st floor gable balcony	350	450	250	259 a-e	Investigate allow for replacement of terracotta blocks	INV TC:ID	R	0.350	0.450	0.250	15		NO
287	Bernard Street	Failing bird netting in gable 1st floor balcony	20M		4M	260	Replace bird netting	BD	P	20.000		4.000	1	80.000	M ²
288	Bernard Street	Historic MR in gable 1st floor balustrade LHS pier	200		150	261	MR	MR	P	0.200		0.150	2	0.060	M ²
289	Bernard Street	Historic repairs to base of piers of 1st floor gable balcony	300		200	262	MR	MR	P	0.300		0.200	6	0.360	M ²
291	Bernard Street	Failing historic repair to turret plinth at junction with gable first floor balcony	600	250	200	263	Replace repaired dogs leg in terracotta	TC:ID	R	0.600	0.250	0.200	1		NO
292	Bernard Street	Historic repair to turret plinth above street sign	250	250	200	266	Replace repaired in terracotta	TC:ID	F	0.250	0.250	0.200	1		NO
293	Bernard Street	C in ashlar of turret at first floor level goes through the joint above	900			264 a&b	RR, allow 600mm for crack through joint and ashlar block and 300mm for smaller crack in ashlar block	RR	R	0.900			0.9	0.810	LM
294	Bernard Street	Water damage to soffit and fascia of gable 1st floor balcony	20M	1.2M		265 a-d	Investigation by an engineer to determine structural integrity of the balcony required. Allow for fascia to be re-run . NB Investigation by Client's Engineer	INV, MR	R	20.000	1.200		1	24.000	M ²
295	Bernard Street	OJ to turret string and dental course	500			266	RR	R	R	0.500			20	10.000	LM
296	Bernard Street	Historic repairs to turret ashlar at ground floor level	100		100	267 a-d	MR	MR	P	0.100		0.100	11	0.110	M ²
297	Bernard Street	SCT				268 a-c	Remove fixings and MR	RF, MR	R				5		NO
298	Bernard Street	Damaged nose of first floor cill	100		100	269 a-c	MR	MR	P	0.100		0.100	3	0.030	M ²

ITEM	ELEVATION	DESCRIPTION OF WORK AREA	LENGTH	DEPTH	HEIGHT	PHOTO REF.	REPAIR	CODE	RATING	LENGTH	DEPTH	HEIGHT	NO	QTY	UNIT
299	Bernard Street	Damaged nose of first floor cill	60		50	269 a-c	MR	MR	P	0.060		0.050	2	0.006	M ²
300	Bernard Street	Damaged roll at base of column	120		200	270 a&b	MR	MR	P	120.000		0.200	1	24.000	M ²
301	Bernard Street	C in bases of columns at ground floor of gable	200			271	RR 2 c in each column bases	RR	R	0.200			4	0.800	LM
302	Bernard Street	C to ashlar beneath column bases	250			272	RR	RR	R	0.250			3	0.750	LM
303	Bernard Street	C to ashlar beneath ground floor cill RHS of gable	100			273	RR	RR	R	0.100			1	0.100	LM
304	Bernard Street Balcony 2nd floor room 206	Historic repair to attached coping RHS	300		50	318	MR	MR	R	0.300		0.050	1	0.015	M ²
305	Bernard Street Balcony 2nd floor room 206	Historic stucco repair to plinth above rainwater pipe	400	200	150	319	Replace section with terracotta	TC:ID	P	0.400	0.200	0.150	1		NO
306	Bernard Street Balcony 2nd floor room 206	Damage to nosing of capping	350		100	320	MR	MR	F	0.350		0.100	1	0.035	M ²
307	Bernard Street Balcony 2nd floor room 205	Capping of plinth spalling at junction with railing	400	400	200	321 a&b	Replace section with terracotta	TC:ID	R	0.400	0.400	0.200	1		NO
308	Bernard Street Balcony 2nd floor room 205	C in plinth	400	200	150	322	Replace section with terracotta	TC:ID	R	0.400	0.200	0.150	1		NO
309	Bernard Street Balcony 2nd floor room 205	Missing corner to capping	80		60	323	MR	MR	F	0.080		0.060	2	0.010	M ²
310	Bernard Street Balcony 1st floor room 111	Attached bottle blown	75	150	450	274 a-c	Replace half bottle	TC:ID	R	0.075	0.150	0.450	1		NO
311	Bernard Street Balcony 1st floor room 111	Damaged plinth	400	200	150	275 a-c	Replace section in terracotta	TC:ID	R	0.400	0.200	0.150	4		NO
312	Bernard Street Balcony 1st floor room 111	C in bottle	150	150	450	276	Replace bottle	TC:ID	R	0.150	0.150	0.450	1		NO
313	Bernard Street Balcony 1st floor room 111	C in base of pier	300		200	277	MR	MR	R	0.300		0.200	1	0.060	M ²
314	Bernard Street Balcony 1st floor room 111	C in bottle	150	150	450	278 a&b	Replace bottle	TC:ID	R	0.150	0.150	0.450	2		NO
315	Bernard Street Balcony 1st floor room 111	C in balustrade arch springer	300			279	Pin and resin and RR	PR, RR	R	0.300			1	0.300	LM
316	Bernard Street Balcony 1st floor room 111	C in capping at junction with railing	500	400	150	280 a-c	Replace section in terracotta	TC:ID	R	0.500	0.400	0.150	1		NO
317	Bernard Street Balcony 1st floor room 111	C in base of pier at junction with railing	300		200	281	MR	MR	R	0.300		0.200	1	0.060	M ²
318	Bernard Street Balcony 1st floor room 110	C in plinth	400	200	150	282	Replace section with terracotta	TC:ID	R	0.400	0.200	0.150	4		NO
319	Bernard Street Balcony 1st floor room 110	C in pier cap at junction with railing	500	500	150	283	Replace section with terracotta	TC:ID	R	0.500	0.500	0.150	1		NO
320	Bernard Street Balcony 1st floor room 110	C in base of pier at junction with railing	300		200	288	MR	MR	R	0.300		0.200	1	0.060	M ²

ITEM	ELEVATION	DESCRIPTION OF WORK AREA	LENGTH	DEPTH	HEIGHT	PHOTO REF.	REPAIR	CODE	RATING	LENGTH	DEPTH	HEIGHT	NO	QTY	UNIT
321	Bernard Street Balcony 1st floor room 110	C in bottle	150	150	450	284	Replace bottle	TC:ID	R	0.150	0.150	0.450	1		NO
322	Bernard Street Balcony 1st floor room 110	Damaged capping to pier	500	300	150	285	Replace section in terracotta	TC:ID	R	0.500	0.300	0.150	1		NO
323	Bernard Street Balcony 1st floor room 110	C in bottle				286	Noted under item 146								
324	Bernard Street Balcony 1st floor room 110	Damaged plinth	400	200	150	287 a-d	Replace section with terracotta	TC:ID	R	0.400	0.200	0.150	5		NO
325	Bernard Street Balcony 1st floor room 110	Damaged LHS moulding of pier	100		100	288	MR	MR	R	0.100		0.100	1	0.010	M ²
326	Bernard Street Balcony 1st floor room 110	Damaged RHS moulding of pier	60		60	288	MR	MR	R	0.060		0.060	1	0.004	M ²
327	Bernard Street Balcony 1st floor room 109	C in coping at junction with railing	300	200	150	299	Replace section with terracotta	TC:ID	R	0.300	0.200	0.150	1		NO
328	Bernard Street Balcony 1st floor room 109	Damaged moulding of pier above base	300		100	300	MR	MR	R	0.300		0.100	1	0.030	M ²
329	Bernard Street Balcony 1st floor room 109	Damaged pier base	300		200	301	MR	MR	R	0.300		0.200	1	0.060	M ²
330	Bernard Street Balcony 1st floor room 109	Damaged plinth	400	200	150	302 a-d	Replace section with terracotta	TC:ID	R	0.400	0.200	0.150	5		NO
331	Bernard Street Balcony 1st floor room 108	C in bottle	150	150	450	303	Replace bottle	TC:ID	R	0.150	0.150	0.450	1		NO
332	Bernard Street Balcony 1st floor room 108	Old fixing in pier				304	Remove fixing and MR	RF, MR	R				1		NO
333	Bernard Street Balcony 1st floor room 108	Coping damaged at junction with railing	70		70	305	MR	MR	R	0.070		0.070	1	0.005	M ²
334	Bernard Street Balcony 1st floor room 108	C in plinth next to junction with railing	350			306	RR	RR	R	0.350			1	0.350	LM
335	Bernard Street Balcony 1st floor room 108	C in bottle	150	150	450	307	Replace bottle	TC:ID	R	0.150	0.150	0.450	1		NO
336	Bernard Street Balcony 1st floor room 108	C in plinth	200			308	RR	RR	R	0.200			1	0.200	LM
337	Bernard Street Balcony 1st floor room 108	C in bottle	150	150	450	309	Replace bottle	TC:ID	R	0.150	0.150	0.450	1		NO
338	Bernard Street Balcony 1st floor room 107	C in coping at junction with railing	300	200	150	310 a&b	Replace section in terracotta	TC:ID	R	0.300	0.200	0.150	1		NO
339	Bernard Street Balcony 1st floor room 107	C in plinth at junction with railing	250		150	311 a&b	MR	MR	R	0.250		0.150	1	0.038	M ²
340	Bernard Street Balcony 1st floor room 107	C in balustrade arch springer	300			312 a&b	Pin and resin and RR	PR, RR	R	0.300			1	0.300	LM
341	Bernard Street Balcony 1st floor room 107	C in bottle	150	150	450	312a, 313 a&b	Replace bottle. Item 149 notes 1 of the 4 bottles	TC:ID	R	0.150	0.150	0.450	3		NO
342	Bernard Street Balcony 1st floor room 107	Historic repair of plinths	400	200	150	314	Replace section in terracotta	TC:ID	R	0.400	0.200	0.150	8		NO

ITEM	ELEVATION	DESCRIPTION OF WORK AREA	LENGTH	DEPTH	HEIGHT	PHOTO REF.	REPAIR	CODE	RATING	LENGTH	DEPTH	HEIGHT	NO	QTY	UNIT
343	Bernard Street Balcony 1st floor room 107	Damaged pier base	300		200	315	MR	MR	R	0.300		0.200	1	0.060	M ²
344	Bernard Street Balcony 1st floor room 107	Damaged corners of pier cap	75		75	316	MR	MR	F	0.075		0.075	2	0.011	M ²
345	Bernard Street Balcony 1st floor room 107	Damaged sky surface of attached capping and of window sill	500	350	200	317	Replace section in terracotta	TC:ID	R	0.500	0.350	0.200	1		NO
346	Bernard Street Balcony 1st floor room 106	C in historic stucco plinth repair	400	200	150	324 a&b	Replace section with terracotta (rest of plinth is Stucco but does not need replacement)	TC:ID	R	0.400	0.200	0.150	1		NO
347	Bernard Street Balcony 1st floor room 106	C in bottle	150	150	450	325	Replace bottle	TC:ID	R	0.150	0.150	0.450	1		NO
348	Bernard Street Balcony 1st floor room 106	Missing section to bottom of pier	250		150	326	MR	MR	R	0.250		0.150	2	0.075	M ²
349	Bernard Street Balcony 1st floor room 106	C in soffit of 2nd floor balcony behind arches	300			327 a-d	Investigate and allow for RR	INV, RR	R	0.300			1	0.300	LM
350	Bernard Street Balcony 1st floor room 105	Capping of plinth spalling at junction with railing	400		150	328	Due to position of column, replacement will be difficult, MR instead	MR	R	0.400		0.150	1	0.060	M ²
351	Bernard Street Balcony 1st floor room 105	Damage to nosing of capping	100		100	329	MR	MR	F	0.100		0.100	1	0.010	M ²
352	Bernard Street Balcony 1st floor room 105	Damage to nosing of capping	100		50	330	MR	MR	F	0.100		0.050	1	0.005	M ²
353	Bernard Street Balcony 1st floor room 105	Damage to nosing of capping	50		50	331	MR	MR	F	0.050		0.050	1	0.003	M ²
N1	All Elevations	balustrade lifting possibly due to rusting metal within especially evident in Room 108 Bernard Street	-	-	-	N1 a&b	Recommended that balustrade is deconstructed and metal fixings replaced with stainless steel before reconstruction	IWT	R				1		ITEM
N2	Russell Square, Guilford Street and Bernard Street	OJ in whole of balustrade bed joint of balustrade central joint of pier & around the bottle	-	-	-	N2	RR allow 6LM per bay (from pier to pier)	RR	R	6.000			128	768.000	LM
N7a	External elevation	Cleaning	801				Subject to trials of high pressured steam clean supplemented with detergent chemical	ST	R	1.000		1.000	2209	2,209.000	M2

JOB No: 56522

Bernard Street Elevation - VO 8



Key

- OJ = Open joints
- BT= Bronze Treatment
- ST=Steam Clean
- WA=Water Aggregate Clean
- INV=Investigate
- M=Moulded
- MB:ID = Moulded Brick Indent
- BIO= Remove plant and biocide
- IWT= Ironwork Treatment
- ALT= Alternative Method
- B:ID=Brick Indent

- M:ID= Moulded Stone Indent
- RR= Rake & Repoint
- RF, MR = Remove Fixings
- VRR=Voussoir (Red Rubber)
- LR=Lime Run off
- CR= Cut out and repoint
- BD= Install Bird-deterrent
- DF-De frass (Tool off)
- G=Grout

- TC:ID= terracotta Indent
- LW=Lime Wash
- PR= SS Pin & Resin Repair
- SCT=Scaffold Tie
- MMR= Moulded Mortar Repair
- P=Possible/Consider
- R=Render Repair
- SC= Shelter Coat
- PT=Poultice

Condition rating:

ITEM	ELEVATION	DESCRIPTION OF WORK AREA	LENGTH	CODE	RATING	LENGTH	DEPTH	HEIGHT	NO	QTY	UNIT
18 a	Bernard Street	Window Head		RR	R	1				1	LM
24 A	Bernard St	String course on left of down pipe terracotta damaged		TC:ID	R	0.4	0.5	0.4	1	1	NO
46A	Bernard Street	RHS of gable C to coping	400	PR	R				1	1	NO
49a	Bernard Street			TC:ID	R				1	1	
50A	Bernard Street			TC:ID	R				1	1	
51A	Bernard Street	OJ in gable terracotta		RR	R	0.5			60	10	LM
52A	Bernard Street	OJ in gable brickwork		RR	R	1		1	1	1	M2
57a	Bernard Street	Damage to cill		DF	R				1		No
59a	Bernard Street	Damaged terracotta in LHS half column		DF	R				1		No
60a	Bernard Street	Damaged terracotta in RHS half column		DF	R				1		No
69a	Bernard Street			PR					1		No
81 A	Bernard Street	OJ in 3rd floor balcony Ashlar below pediment		RR	R	12			1	12	LM

81 B	Bernard Street	Rear of 3rd floor Balcony		RR	R				3		nO
85a	Bernard Street			PR	R				1		
86A	Bernard Street			B					4		No
88A	Bernard St	Old repairs in ashlar below 3rd floor cill possibly in poor condition							3		No
89A	Bernard Street	Damage to ashlar course LHS quoin							1		No
106A	Bernard Street	OJ in parapet coping from gable to tower	500	RR	R	0.5			50	20	LM
118A	Bernard Street	Repointing to transoms		R					1	4	LM
122A	Bernard Street	Failing historic repair above 2nd floor window	350	TC:ID	R	0.35	0.15	0.2	1		NO
123a	Bernard Street	C to quoin at junction with railing	300	PR	R	0.3	0.25	0.35	1		NO
142A	Bernard Street	Springer to arch balcony		PR	P				4		No
142B	Bernard Street	C in bottle	150	TC:ID	R	0.15	0.15	0.45	7		NO
149A	Bernard Street	C in bottle	150	RP	R				6		NO
149B	Bernard Street	Pointing to copings	150	R	R					35	LM
162A	Bernard Street	Poor repair to ashlar beneath 1st floor balcony	300		M	0.3	0.15	0.2	1		NO
180 A 1	Bernard Street - Top of	OJ in terracotta dome of turret		RR	R	212			1	212	LM
180A	Bernard Street	Cupola		PR	P				6		No

180B	Bernard Street	Cupola		TC:ID	P				3		No
180C	Bernard Street	Chimney Stack							1		No
181A	Bernard Street	String course below cupola	1m	RR	R	1			8	7.5	LM
181B	Bernard Street	Ornate scuptures	1m	RR	R	1			8	15	LM
183A	Bernard Street	Damaged terracotta block LHS of turret 7th floor level	400	DF		0.4	0.2	0.3	1		NO
184A	Bernard Street	Damaged terracotta block LHS of turret 7th floor level	400	DF		0.4	0.2	0.3	1		NO
187a	Bernard Street	Damaged terracotta quoin above string at turret 6th floor window head level	500	RP	R	0.5	0.3	0.25	1		NO
190A	Bernard Street	Damaged terracotta quoin LHS of turret 6th floor level	400			0.4	0.2	0.3	2		NO
193A	Bernard Street	Damaged terracotta ashlar below turret 6th floor cill LHS	500	PR	R	0.5	0.15	0.25	3		NO
194A	Bernard Street	Damaged terracotta quoin below turret 6th floor cill RHS	400	PR	R	0.4	0.3	0.25	1		NO
197A	Bernard Street	Open joints below cill course leaded cornice		RR	R	20			1	4	LM
197B	Bernard Street	Pin repair		PR	R	20			1	2	No
201A	Bernard Street	C in ashlar and window head joint above 3rd floor turret window	800	RR	R	0.8			1	3.2	LM
202A	Bernard Street	Repair to railing junction		MR	R	32			1	1	No
205A	Bernard Street	C to ashlar on RHS of turret at 3rd floor level		RR	R	0.3			1	1.5	NO
239A	Bernard Street	Damage to 1st string of gable	400	DF		0.4	0.25	0.15	2		NO
240A	Bernard Street	Damage to 1st string of gable on pier	500	RP	R	0.5	0.45	0.15	1		NO
242A	Bernard Street	Damaged terracotta block in gable pier beneath 1st string course	150	DF		0.15	0.1	0.2	3		NO
243A	Bernard Street	Damaged terracotta ashlar blocks on left and right hand side of the gable pier	250	DF	R	0.25	0.3	0.2	3		NO
244A	Bernard Street	Damaged terracotta ashlar block above 2nd string course	600	DF	R	0.6	0.15	0.2	1		NO
245A	Bernard Street	Repair section		PR					1		No
246A	Bernard Street	Damaged terracotta blocks in gable pier beneath 2nd string	150	DF		0.15	0.2	220	1		NO
247A	Bernard Street	Damaged terracotta ashlar blocks on right hand side of the gable pier	125	DF		0.125	0.1	0.2	1		NO
250 C	Bernard Street	Open joints to copings on gables	500	RR	R	0.5			24	12	LM
255A	Bernard Street	3 No panels		RR	R					33	LM
255B	Bernard Street	Columns		RR	R					3	LM
255C	Bernard Street	RHS Turrett Panels		RR	R					6	LM

255D	Bernard Street	Window Heads		RR	R					6	LM
255E	Bernard Street	Window Heads		RR	R					10	LM
259a	Bernard Street	Flaunching to string course 7th floor		R					1	17	LM
261A	Bernard Street	Turrett ashlar	400	PR	R				9		No
261b	Bernard Street	String Course Sky surface		TC;ID		0.26	0.14		1		No
266A	Bernard Street - Top of	C to ball finial	400	TC:ID	R	0.4	0.5	0.9	1		NO
272A	Bernard Street	C in LHS turret quoin beneath 4th floor cill	1M	PR	R				1		NO
278A	Bernard St	Transoms 3rd Floor		RP	R					4	LM
279A	Bernard Street	C in LHS turret quoin beneath 3rd floor cill	1M	PR	P				10		NO
285A	Bernard Street	C in 2nd floor cill and c and historic repair to quoin of turret LHS beneath	600	PR	R				1		NO
290	Bernard Street	C to attached bottle	75	PR	R				1		NO

Stonewest Ltd67 Westow Street, Crystal Palace, London, SE19 3RW
Tel: 020 8684 6646**Variation Sheet**

Client S&T Ltd
Contract Russell Hotel
Location Bernard & Russell Street elevation balconies
Reference

Variation Number	VO 27
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Date	18-Jan-17	Transmittal	-
CVI ref.	TBC	Main Contractors Instruction	SI 001069
Drawing	N/A	Change Order	-
Effect to Program	Yes	Days	12

Description of Variation/Notification
Supply 24no terracotta jamb units where pockets have been cut out of interface between metal balustrade and masonry

Cost Implications	
Description:	
A	Supply 24no terracotta jamb units where pockets have been cut out of interface between metal balustrade and masonry
B	Labour - Cut out existing terracotta Mason Plant Consumables
C	Labour - Cut out existing terracotta Mason Mason Plant Consumables, protection, rubbish clearance Materials

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Vo 42 - Tower Herbrand St Elevation Additional items

ITEM	ELEVATION	DESCRIPTION OF WORK AREA	LENGTH	DEPTH	HEIGHT	REPAIR	CODE	RATING	LENGTH	DEPTH	HEIGHT	NO	QTY	UNIT
1	Area A2	Open joints in terracotta				RR	RR	R	1.000			8	8.000	LM
2	Area A2	Pin repair to terracotta				PR	PR	R				8		no
3	Area A2	Mortar repair moulded terracotta	300	100	150	MR	MR	R				1		no
4	Area B2	Open joints in terracotta				RR	RR	R	1.000			6	6.000	LM
5	Area B2	Pin repair to terracotta				PR	PR	R				2		no
6	Area B2	Mortar repair terracotta				MR	MR	R				1		no
7	Area B2	Remove lightning conductor fixing & make good				RMG	MG	R				4		no
8	Area C2	Open joints in terracotta				RR	RR	R	1.000			9	9.000	LM
9	Area C2	Pin repair to terracotta				PR	PR	R				4		no
10	Area C2	Mortar repair terracotta	180	95	180	MR	MR	R				1		no
11	Area C2	Mortar repair terracotta	50	50	50	MR	MR	R				1		no
12	Area C2	Brick re-pointing				RR	RR	R				6	6.000	M2
13	Area D2	Open joints in terracotta				RR	RR	R	1.000			10	10.000	LM
14	Area D2	Brick re-pointing				RR	RR	R	1.000			9	9.000	M2
15	Area E2	Open joints in terracotta				RR	RR	R	1.000			7	7.000	LM
16	Area E2	Brick re-pointing				RR	RR	R	1.000			9	9.000	M2
17	Area E2	Mortar repair terracotta	300	95	200	MR	MR	R				1		no
18	Area E2	Mortar repair terracotta	100	95	100	MR	MR	R				1		no
19	Area F2	Open joints in terracotta				RR	RR	R	1.000			13	13.000	LM
20	Area F2	Brick re-pointing				RR	RR	R	1.000			15	15.000	M2
21	Area F2	Mortar repair moulded terracotta	150	95	100	MR	MR	R				2		no
22	Area F2	Pin repair to terracotta				PR	PR	R				1		no
23	Area F2	Brick mortar repair				MR	MR	R				1		no
24	Area G2	Open joints in terracotta				RR	RR	R	1.000			11	11.000	LM
25	Area G2	Brick re-pointing				RR	RR	R	1.000			9	9.000	M2
26	Area G2	Pin repair to terracotta				PR	PR	R				1		no
27	Area H2	Open joints in terracotta				RR	RR	R	1.000			9	9.000	LM
28	Area H2	Brick re-pointing				RR	RR	R	1.000			9	9.000	M2
29	Area H2	Pin repair to terracotta				PR	PR	R				4		no
30	Area J2	Open joints in terracotta				RR	RR	R	1.000			7	7.000	LM
31	Area J2	Brick re-pointing				RR	RR	R	1.000			9	9.000	M2
32	Area J2	Mortar repair moulded terracotta	100	50	50	MR	MR	R				1		no
33	Area K2	Open joints in terracotta				RR	RR	R	1.000			7	6.000	LM
34	Area K2	Brick re-pointing				RR	RR	R	1.000			9	9.000	M2
35	Area K2	Mortar repair moulded terracotta	100	50	50	MR	MR	R				1		no
36	Area L2	Open joints in terracotta				RR	RR	R	1.000			15	15.000	LM
37	Area L2	Brick re-pointing				RR	RR	R	1.000			11	11.000	M2
38	Area L2	Mortar repair terracotta	50	50	50	MR	MR	R				1		no
39	Area M2	Open joints in terracotta				RR	RR	R	1.000			15	15.000	LM
40	Area M2	Brick re-pointing				RR	RR	R	1.000			11	11.000	M2

41	Area M2	Mortar repair moulded terracotta	100	100	100	MR	MR	R				1		no
42	Area N2	Open joints in terracotta				RR	RR	R	1.000			6	6.000	LM
43	Area N2	Brick re-pointing				RR	RR	R	1.000			7	7.000	M2
44	Area N2	Mortar repair moulded terracotta	100	50	50	MR	MR	R				1		no
45	Area N2	Pin repair to terracotta				PR	PR	R				1		no